



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 15, 2017
AGENDA DATE: June 21, 2017
PROJECT ADDRESS: 139 Loma Media Road. (MST2016-00517)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Andrew Perez, Planning Technician II

I. PROJECT DESCRIPTION

The 7,121 square foot project site is currently developed with a two-story, 2,121 square foot single-family residence with an attached two-car garage, located in the Hillside Design District. The proposal is to create a new bedroom and bathroom on the lower level within the same building footprint, and a new deck expansion of 54 square feet on the upper level to match the existing lower level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze windows, add a new front entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights and other site improvements. The project will address violations in ZIR2015-00521 and ENF2016-00852.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations and to allow uncovered parking on the south side of the dwelling to encroach within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. Front Setback Modification to allow additions and alterations on the south side of the dwelling (secondary front setback) to encroach within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. Open Yard Modification to allow the dimensions of the open yard area to be less than what is required by code (SBMC § 28.15.060 and 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jeisy Brown, Appleton Architects	Property Owner:	Arlene Montesano
Parcel Number:	019-261-014	Lot Area:	7,121 sq. ft.
General Plan:	Low Density Residential (Max 3 du/acre)	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	50%

Adjacent Land Uses:

North -Single Family Residence (1-story)	East -Single Family Residence (2-story)
South - Single Family Residence (1-story)	West -Single Family Residence (2story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,453 sq. ft.	2,453 sq. ft.
Garage	495 sq. ft.	495 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,631 sf 23% Hardscape: 919 sf 13% Landscape: 4,571 sf 64%

IV. DISCUSSION

The proposed project involves a new entry addition to the frontage facing Loma Media Road, an extension of the existing second floor deck, an interior remodel and new windows, doors, chimney and a new garage door in the existing location. This project will abate violations identified in ZIR2015-00521 and ENF2016-00852. The property is located in the Hillside Design District and has an average slope of 50%. It is bound to the north and south by Loma Media Road, and as a result the existing dwelling is legally nonconforming to both the primary and secondary front setback requirements. A modification was granted in 1976 to allow the dwelling to encroach into both front setbacks and to allow the garage to encroach into the primary front setback. At its closest point, the garage is located 15 feet from the primary front property line, and 23 feet at its furthest.

Primary Front Setback Modification

The existing entry is a recessed door that is slightly setback from the front façade of the dwelling, and the property owner desires a new entry element to improve the aesthetics of the dwelling. The front of the dwelling is nonconforming to the front setback requirement, therefore any alterations require modification approval. Staff is supportive of this request because the lot is constrained with the presence of two front setbacks which severely limits development potential on site. Additionally, the new front entry element will not add square footage to the dwelling and

will improve the aesthetics of the property without impacting the visual openness of the streetscape.

Secondary Front Setback Modification

There are existing decks on both the lower and main levels at the rear of the dwelling that encroach into the secondary front setback. This project proposes to expand the main level deck 2½ feet, bringing the total width of this deck to seven feet. No changes are proposed to the lower level deck. The upper deck will be extended horizontally to a point that is even with the eave of the roof. Staff is supportive of this request because it will not increase the existing encroachment into the secondary front setback, while providing an outdoor recreational space for the property owner. Due to the severe slope of the site, there is very little functional, on-grade recreational space available for the property owner's enjoyment. The expanded deck will provide recreational space without increasing the impacts on the visual openness of the streetscape.

Open Yard Modification

Since the property is bound by Loma Media Road on two sides there is not an area that can satisfy the open yard requirements. This project does not expand the existing footprint, and does not alter the existing open yard in any way, however an open yard modification is required to allow the open yard area to be less than 20 feet wide. The existing lower level deck is greater than 3 feet above grade, therefore it must be excluded from the open yard area. This reduces the width of the open yard area from 20 feet to 17 feet. Staff is supportive of this request because due to site constraints it is not possible to provide a conforming open yard area, and the areas proposed for the open yard meet the intent of the zoning ordinance by providing an area that functions as a recreational space.

Design Review

This project was reviewed by the Single Family Design Board (SFDB) on May 15, 2017, and was forwarded to the Staff Hearing Officer (SHO) with comments that the proposed modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Design Guidelines.

V. FINDINGS

The Staff Hearing Officer finds that the Front Setback Modification for improvements in the primary front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations are appropriate because the lot is severely constrained due to the existing development on site and the narrow lot that is bound by Loma Media Road on two sides. The proposal is not anticipated to adversely impact the visual openness of the street frontage while improving the aesthetics.

The Staff Hearing Officer finds that the Front Setback Modification for improvements in the secondary front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed deck extension is appropriate because it will provide usable recreational space on a lot that lacks usable open yard

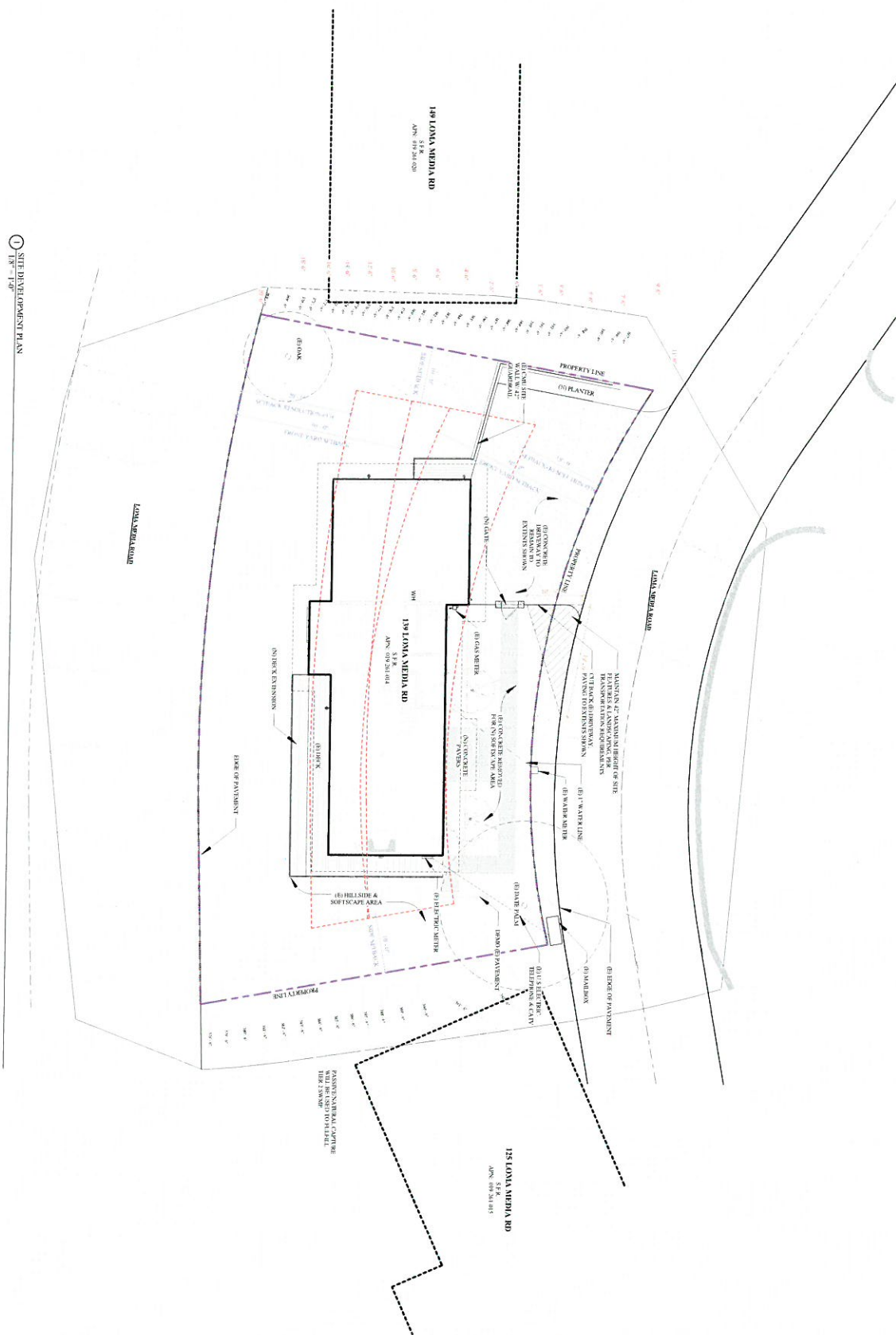
area due to its severe slope. The expansion will not increase the existing encroachment and therefore is not anticipated to adversely impact the visual openness of the street frontage.

The Staff Hearing Officer finds that the Open Yard Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed Open Yard Modification to allow less than the required open yard dimensions is appropriate because the site is constrained by two front setbacks and a 50% slope, therefore it is not possible to provide an open yard area that meets the minimum 20 feet by 20 feet dimensions. The proposed open yard area will meet the intent of the ordinance by providing a functional open space.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 6, 2017
- C. SFDB Minutes dated May 15, 2017

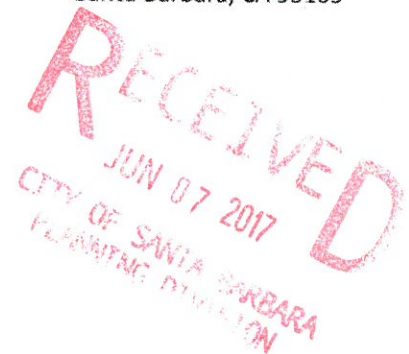
Contact/Case Planner: Andrew Perez, Planning Technician II
(ACPerez@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4559



Arlene Montesano
139 Loma Media
Santa Barbara, CA 93103

6/6/2017

Staff Hearing Officer Reardon
Planning Division, Community Development
Attn: SHO Secretary
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93102-1990



Re: Request for Modifications at 139 Loma Media Road

Dear Susan,

I purchased an existing residence at 139 Loma Media Road with the intention of doing minor exterior modifications, an interior update, and replacement of the existing single pane windows with dual glazing. The proposed scope of work includes extending the deck on the south side; removing portions of the concrete driveway on the north side; adding a new bedroom and bathroom to the lower level; installing a new fireplace with a thru-wall vent; adding a covered roof at the front entry door; the SFDB proposed that I should modify some of the existing exterior materials; therefore, some existing plaster walls will now be vertical siding; the existing skylights shall remain; the previous owner removed the elevator and a new stair is in its place; the mechanical units will be upgraded; the electrical panel will be upgraded from 100 amps to 125 amps; and the laundry sink has been removed from the Garage. The proposed work will not change the existing footprint or square footage of the residence.

It has since been brought to my attention that because of the size and configuration of the lot and setback requirements, I need a modification to perform this work. The modifications proposed include the following:

1. The new roof over the entry door. This small roof improves the aesthetic view of the property from the street and provides better cover at the door.
2. The expanded deck at the rear. The deck is currently narrow, and the expansion makes the deck usable, which is important because most of the lot has a steep slope and there isn't much open yard. This modification has no impact on the street or views.
3. The side yards shall remain as they are. The lot does not allow for open yards that meet the minimum requirements, and it would be nearly impossible to create open yards, due to the existing slope and dimension restraints of the site.
4. The existing driveway shall be modified as shown in the proposed plans. The existing driveway is all concrete across the front of the house. This driveway will be cut back to create landscape areas, in order to improve public views of the property. Both the SFDB and Transportation Department were supportive of the proposed improvement.

The full project scope of work has been reviewed with the SFDB, they offered comments on the project, and they stated that the board is in support of the proposed project. I look forward to your action on this request.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "Arlene" followed by a stylized last name.

Arlene Montesano

3. 139 LOMA MEDIA RD

E-1 Zone

(4:10)

Assessor's Parcel Number: 019-261-014
Application Number: MST2016-00517
Owner: Raymond W. Jewell, Trustee
Owner: Arlene Montesano
Applicant: Ken Mineau
Architect: Paul Rubison
Landscape Architect: Jeff Yardy

(Proposal to create a new bedroom and bathroom on the lower level within the same building footprint and a new deck expansion of 54 square feet on the upper level to match existing lower level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze, a new roof entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights and other site improvements. Project will address violations in ZIR2015-00521, ENF2016-00852 and has requested Staff Hearing Officer Review for two front setback modifications and an open yard modification. The existing total of 2,948 square feet on a 7,121 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor-to-lot area ratio (FAR).)

(Third Concept Review. Comments Only. Project requires Staff Hearing Officer review for Zoning Modification requests and was last reviewed January 9, 2017.)

Actual time: 5:06 p.m.

Present: Paul Rubison, Architect

Public comment opened at 5:13 p.m., and as no one wished to speak, it closed.

Motion: Continued indefinitely to the Staff Hearing Officer for return to Consent with comments:

1. The Board found that the proposed two 15-foot and 20-foot front setback modifications and the open yard modification are aesthetically appropriate and do not pose consistency issues with the Single Family Design Guidelines.
2. The proposed decorative support posts are acceptable.
3. Study providing landscaping on west side of the driveway.
4. The proposed 7-foot deck extension is acceptable.
5. The open yard designation on the two sides of the property is acceptable.
6. The proposed roof over the front entry is acceptable.
7. The existing concrete driveway is acceptable.

Action: James/Bernstein, 5/0/0. (Champendal absent.) Motion carried.